

**Village of Penn Yan Planning Board  
Meeting Minutes September 10, 2018  
111 Elm Street ROOM 202  
7:00PM**

**Present:** Cliff Orr-Chairman, Stan Olevnik-Vice Chairman, Jean D’Abbracci, Sarah Vestal, Ray Spencer – VB Liaison, Bruce Lyon - Code Officer, Lynn Duryea- Secy.

**ABSENT:** Brent Bodine.

**PUBLIC PRESENT:** Kevin Wilkins, Casey Kellogg

**NEWS MEDIA PRESENT:** none.

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The July 2, 2018 minutes could not be approved. There was not a quorum of members present from that meeting.  
(July attendees were Chairman Orr, Brent Bodine and Jean D’Abbracci)

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**FIRST ITEM:**

Site Plan application from Wilkins Properties, LLC for expansion of carwash at 267 Lake Street.

Kevin Wilkins and Casey Kellogg were present. Mr. Wilkins said he planned an addition that was just over the 5% expansion rule otherwise, he would not have had to go before the planning board for approval. Bruce Lyon said it was a very small, simple addition. Mr. Wilkins said it would be 15’ by 32’ and would provide 2 bays and equipment for an automatic touchless carwash. He said it was similar to the picture submitted with the application then handed out a color drawing to the board members. Board member D’Abbracci asked if they had a conversation with the neighboring property owner whose yard sat lower than the carwash. She indicated the neighbor experienced stormwater runoff problems and this modification to the site could be a good chance to correct that. Mr. Wilkins said the existing trench drain and catch basin should mitigate runoff problems. Board member D’Abbracci asked if they could keep the runoff problem in mind when choosing a location for their snow pile. Chairman Orr mentioned the minor alteration to the site would not create any new drainage issues.

**The Board then compared the plans to the checklist of requirements with the following results;**

- The board determined the following:
- The existing landscaping would meet the requirement.
  - The water service and sewer would not change.
  - No new lighting just an existing fixture moving to a new location.
  - Number of employees would remain the same.
  - Project would be completed in one phase and start ASAP with completion planned for the end of the year.

**The Chairman introduced, and read, comment pages submitted by municipal department heads.**

**TOM DUNHAM** (Police Chief):

*‘N/A’*

**BRUCE LYON** (Code Enforcement):

*‘See no problems’*

**ERIK DECKER** (Streets Supervisor):

*‘I have no concerns with this addition.’*

**CHARLIE BUSH** (Electrical Dept.):

*‘Need to know additional current loads if so will service need to be upgraded?’*

Mr. Wilkins said he spoke with Charlie and learned that the existing was adequate.

